

# Town & Country

Estate & Letting Agents

Gilwern Close, Chester

£695,000



An elegantly designed and spacious detached townhouse, ideal for families who want to be close to essential amenities. Offering adaptable accommodation over three floors, including two reception rooms, contemporary kitchen and bathrooms, four well-appointed bedrooms, having the advantage of a detached double garage, off road parking and a rear garden. Viewing is essential to appreciate this lovely home.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Nestled in the tranquil Gilwern Close, this stunning detached family home offers a perfect blend of comfort and convenience. Benefitting from both double glazing and gas central heating the accommodation comprises of an entrance hall, with cloakroom WC off, along with double doors opening to the ground floor sitting room and a further opening to the contemporary open plan kitchen/dining room. The first-floor landing allows access via double doors to the living room offering elevated views of the communal green along with a balcony. There is also access from the second-floor landing to the guest bedroom having the advantage of a thoughtfully designed Jack and Jill en suite. The second-floor landing has doors off opening to a spacious family bathroom as well as three further bedrooms including the principal having its own en suite bathroom and built-in wardrobes. Externally to the front of the property is brick block off-road parking with a golden gravel and shrubbed garden with a small lawn alongside, a pathway leads to the front door having external lights either side and looks out onto the communal green. To the rear of the property is a landscaped garden with decked patio area lawned and shrubbed garden with geometric shaped paving and further patio area to the rear. There is an external water supply as well as further brick block off-road parking in front of a detached double garage. The garage is entered through two up and over garage doors or through a side pedestrian access door, there is a pitch roof for storage along with power and light.



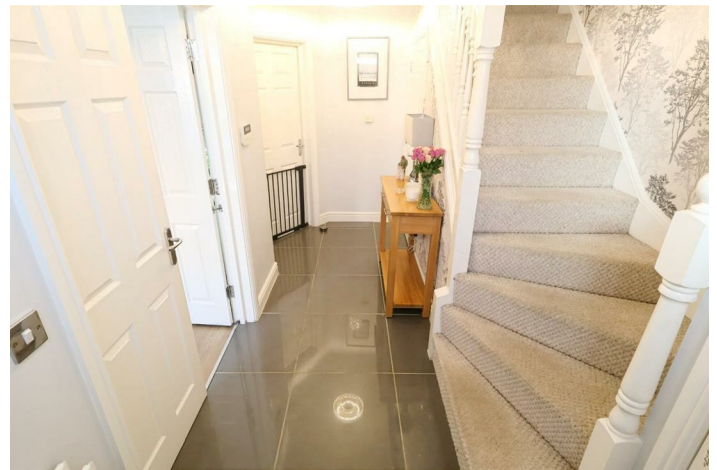
## LOCATION

The property is situated in a lovely crescent of similar homes having an outlook over a communal green. Located within this quiet crescent, the property benefits from excellent local

schools, including Chester Blue Coat CE, Newton Primary, Grosvenor Park CofE Academy, and Queen's Park High School, alongside independent and preparatory options. A variety of shops, and reliable bus links, making it an ideal choice for families. Additionally, easy access to the motorway ensures that commuting to nearby cities is accessible. Chester City centre is within walking distance, with its shops, cafés, restaurants, and historic attractions. Excellent transport links include regular bus routes, nearby M53 and M56 motorways, making Liverpool, Manchester, and beyond easily accessible. Local amenities are plentiful, from convenience stores and Eastgate Square to Chester Retail Park and boutique city-centre shops, while healthcare is well catered for with the Countess of Chester Hospital and local GP practices. Combining convenience, lifestyle, and family-friendly living, this location offers the perfect balance for modern day life.

## DIRECTIONS

From Chester city centre, head south on Lower Bridge Street before turning right onto Castle Street. Continue via Nicholas Street (A5268) and Upper Northgate Street, then follow the A5116 onto Liverpool Road. After passing through the roundabout, turn left into Abbots Park, then right onto Downswood Drive, and follow Gilwern Close to the property, which is located on the right-hand side.



## ENTRANCE HALL

14'8" x 7'7"

An inviting entrance hall entered via an opaque composite double-glazed front door. The hall features porcelain tiled flooring, a radiator, and stairs rising to the first floor with spindle balustrades. Doors lead to the cloakroom WC, a cloaks cupboard, the kitchen/dining room, and double doors opening into the ground-floor sitting room.





## CLOAKROOM WC

The Cloakroom is fitted with a dual-flush low-level WC and a corner wash-hand basin. Porcelain tiled flooring, partially tiled walls, a radiator, and an extractor fan.



## SITTING ROOM

14'8" x 12'3"

A comfortable reception room with a window to the front elevation, radiator, and wood-grain effect Amtico flooring.



## KITCHEN / DINING ROOM

17'1" x 20' max

A stunning open-plan kitchen/dining space with a continuation of the porcelain tiled flooring from the entrance hall. Recently fitted with a range of contemporary high-gloss wall, base, and drawer units topped with quartz work surfaces, complemented by a matching island unit. Integrated appliances include two stainless-steel single ovens, gas hob with extractor hood, microwave, fridge/freezer, and dishwasher. A one-and-a-half-bowl stainless-steel sink with mixer tap is set into the work surface with tiled splashbacks above. The room benefits from recessed downlighting in the kitchen area, two radiators, a window to the rear elevation, and French doors opening onto the rear garden.



built-in cupboard housing the pressurised hot water cylinder. Double doors open to the living room, with further doors to the guest bedroom and Jack-and-Jill shower room. Stairs rise to the second floor.



## FIRST FLOOR LIVING ROOM

17' x 13'1"

A lovely and versatile living space with French doors opening onto a decked balcony, offering elevated views over the central communal green. This room could alternatively be used as an additional bedroom if required.



## GUEST BEDROOM

13'2" x 11'9"

Featuring a built-in double wardrobe, a window to the rear elevation with radiator beneath, and direct access to the Jack-and-Jill ensuite shower room.



## LANDING

With continuation of the banister and spindle balustrades, windows to the front and side elevations, a radiator, and a





## JACK AND JILL ENSUITE SHOWER ROOM

8'6" x 7'6" max

Installed with a modern white three-piece suite comprising an oversized shower enclosure with thermostatic shower, vanity unit housing a low-level WC, and wash basin with mixer tap. Fully tiled walls, ceramic tiled flooring, chrome heated towel rail, recessed downlights, extractor fan, and an opaque window to the rear elevation.

## SECOND FLOOR LANDING

With a window to the side elevation, radiator, loft access, and doors leading to three further bedrooms and the family bathroom.



## FAMILY BATHROOM

A well-appointed and stylish family bathroom fitted with a modern white three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, a low-level WC, and a vanity unit with inset wash-hand basin offering useful storage. The room features tiled flooring, partially tiled

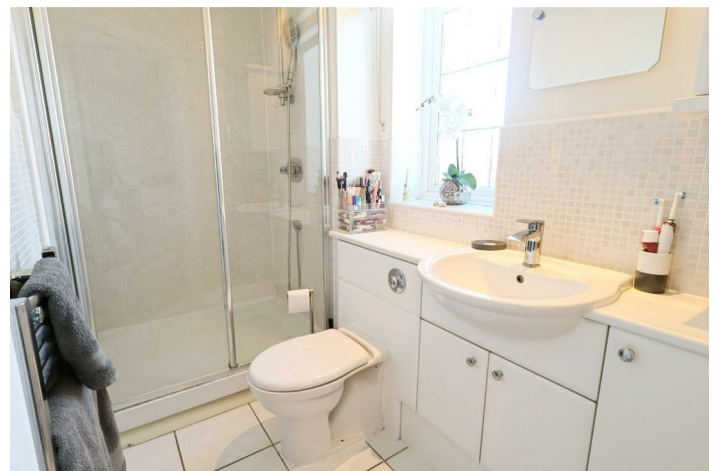
walls with decorative border detailing, a chrome heated towel rail, and a window providing natural light and ventilation, creating a bright and relaxing space ideal for family use.



## PRINCIPAL BEDROOM

13'8" x 12'7"

A spacious bedroom with a window to the front elevation enjoying views over the communal green, radiator beneath, built-in double wardrobe with sliding mirrored doors, and a door leading to the ensuite shower room.



## ENSUITE SHOWER ROOM

8' x 4'5"

Comprising an oversized shower enclosure with thermostatic shower, vanity unit with low-level WC and wash basin, ceramic tiled flooring, partially tiled walls, chrome heated towel rail, opaque window to the front elevation, recessed downlights, and extractor fan.



## BEDROOM THREE

11'8" x 8'8"

With a window to the rear elevation and radiator beneath.



## BEDROOM FOUR

9' x 7'6"

Including a built-in double wardrobe, a window to the rear elevation, and radiator below.



## EXTERNALLY

To the front of the property is brick-block off-road parking, a golden gravel and shrub garden with a small lawn, and a pathway leading to the front door. External lighting is positioned either side of the entrance, and the property enjoys an open outlook over the communal green. The rear garden is attractively landscaped, featuring a decked patio area, lawn, shrub borders, geometric paving, and a further patio area to the rear. There is an external water supply and additional brick-block off-road parking leading to the detached double garage.



## DOUBLE GARAGE

18'4" x 17

Detached and entered via two up-and-over doors or a side pedestrian access door. The garage benefits from power, lighting, and a pitched roof providing useful storage.





## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

COUNCIL TAX - BAND G

TENURE - FREEHOLD

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

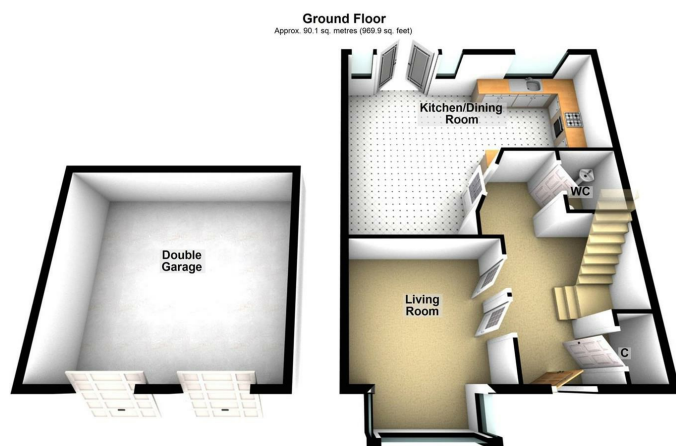
## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

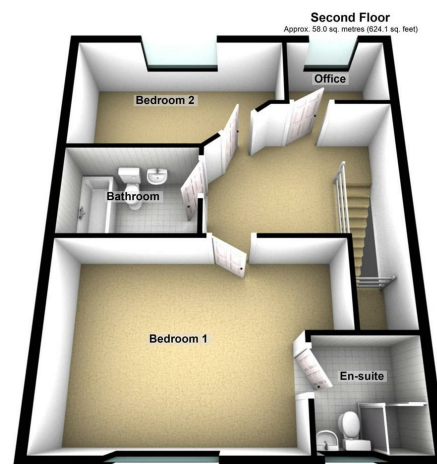
## MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Total area: approx. 207.8 sq. metres (2236.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.